



City of Seattle

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Department of Planning and Development
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CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2302610
Applicant Name: Mark Wiergenga
Address of Proposal: 1218 Lakeview Blvd. East

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for future construction of a 3-story, 2,075 square foot single family residence in an environmentally critical area. Project includes future demolition of a 170 square foot portion on an existing single family structure and grading of 263 cubic yards of material. Parking will be provided in an existing two car garage.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading or demolition
 or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity

The project site is a large lot on the western slope of the Capital Hill neighborhood overlooking Interstate 5 and Lake Union. The lot currently contains one single family residence and a two car garage. Both structures will remain on site. The property, and surrounding area, is zoned Lowrise 2 (L2). The site is approximately 60 feet wide and an average 197.2 feet deep containing approximately 11,833 square feet of area.

Twenty-eight percent (28%) of the project site contains environmentally critical slopes of 40% or greater. The areas of steep slopes are concentrated in the front and rear of the property leaving relatively level bench in the middle of the property.

Proposal

The applicant proposes to construct a 3-story, 2,075 square foot single family residence behind the existing structure. The proposal includes the removal of a small portion of the existing home and 263 cubic yards of grading. Parking for both structures will be provided in an existing two car garage.

Public Comment

One comment letter was received from a concerned citizen during the comment period that ended on August 13, 2003.

ANALYSIS – SEPA

Environmental review resulting in a threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated July 18, 2003. The information in the checklist and the experience of DCLU with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Sensitive Area that refers to Geologic Hazard Areas –Landslide-prone Areas and Steep Slope Areas. (SMC 25.09.020)

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: "Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," subject to some limitations. Under such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. For projects which are otherwise exempt from SEPA, as the proposed application, the scope of environmental review within environmentally critical areas (ECA) shall be limited to evaluating potentially significant impacts on the ECA (SMC 25.05.098)

Impacts Analysis

There are short-term, construction related impacts anticipated from the proposal. Long-term or use related impacts are also likely as a result of approving this proposal. The impacts subject to this environmental review are limited to soils and drainage issues found in steep slopes and other landslides hazard areas.

A geotechnical report was conducted by The Galli Group for the subject property. The report acknowledged the existence of dense silt sand and clayey silts. The subsurface conditions were evaluated on site by conducting a borings at a few locations. They found the soils to primarily contain loose sand mixed with colluvium fill and below that sat a denser area of gravelly sand. During their study they found no evidence of slope movement on the project site or in the vicinity. The proposed construction of a new single family residence in this location does not create impacts that warrant conditioning pursuant to SEPA policies. The Buildings Code, Storm water, Grading and Drainage Control Code and ECA Ordinance provide mitigation for any anticipated impacts. Compliance with applicable codes is adequate to achieve sufficient mitigation for the long-term impacts resulting from the project.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file) Date: November 26, 2003
Glenda Warmoth, Land Use Planner
Department of Planning and Development
Land Use Services